

January 2012 - Reorganization Minutes

Borough of Palmyra

Land Use Board

Meeting Minutes

~ January 17, 2012 ~

I. Call to order

Chairwoman Locke called to order the regular meeting of the Borough of Palmyra Land Use Board at 7:06PM on January 17, 2012 in Borough Hall. Chairwoman Riener read the open public meetings statement into record as follows:

Public Notice of this meeting pursuant to the Open Public Meetings Act has been given by the Board Secretary in the following manner:

- i. Posting written Notice on the Official Bulletin Board at the Palmyra Borough Hall on January 3, 2012.
- ii. Mailing written Notice to the Burlington County Times on December 27, 2011; for publication on January 6, 2012.
- iii. Notice to All Board Members.

II. Pledge of Allegiance

III. Roll call

Present: Chairwoman Locke, Vice-Chairman Beck, Mayor Scheffler, Mr. Gural, Mr. Dreby, Mr. O'Kane, Mrs. Elmes

Absent: Councilwoman Riener, Mr. Neely, Mr. Stokes

IV. Re-Organization

Board Secretary Mrs. Elmes entertained open nominations for Chairperson. Motion was made by Mayor Scheffler nominating Roberta Locke for the position of Chairperson, seconded by Vice Chairman Beck. At the call of the roll, the vote was:

Ayes: Mrs. Locke, Vice-Chairman Beck, Mayor Scheffler, Mr. Gural, Mr. Dreby, Mr. O’Kane, Mrs. Elmes

Nayes: None

Mr. Andrew Brewer formally swore in Mrs. Roberta Locke as Chairwoman.

Mrs. Elmes turned the meeting over to Chairwoman Locke.

Chairwoman Locke entertained open nominations for Vice Chairperson. Motion was made by Mr. Gural nominating Tim Beck for the position of Vice Chairperson, seconded by Chairwoman Locke. At the call of the roll, the vote was:

Ayes: Chairwoman Locke, Mr. Beck, Mayor Scheffler, Mr. Gural, Mr. Dreby, Mr. O’Kane, Mrs. Elmes

Nayes: None

Mr. Andrew Brewer formally swore in Mr. Timothy Beck as Vice Chairman. Chairwoman Locke entertained open nominations for Board Secretary. Motion was made by Chairwoman Locke nominating Bridget Elmes for the position of Board Secretary, seconded by Mr. Gural. At the call of the roll, the vote was:

Ayes: Chairwoman Locke, Vice Chairman Beck, Mayor Scheffler, Mr. Gural, Mr. Dreby, Mr. O’Kane, Mrs. Elmes

Nayes: None

Mr. Andrew Brewer formally swore in Mrs. Elmes as Secretary to the Board. Chairwoman Locke entertained open nominations for Land Use Board Solicitor. Motion was made by Mr. Gural nominating Andrew Brewer for the position of Land Use Board Solicitor, seconded by Mayor Scheffler. At the call of the roll, the vote was:

Ayes: Chairwoman Locke, Vice Chairman Beck, Mayor Scheffler, Mr. Gural, Mr. Dreby, Mr. O’Kane, Mrs. Elmes

Nayes: None

Mr. Andrew Brewer accepted the position.

Chairwoman Locke entertained open nominations for Land Use Board Engineer.

Motion was made by Mr. Beck nominating Mr. Hirsh of Environmental Resolutions, Inc. for the position of Land Use Board Engineer, seconded by Chairwoman Locke. The vote was affirmative and the motion carried. At the call of the roll, the vote was:

Ayes: Chairwoman Locke, Vice Chairman Beck, Mayor Scheffler, Mr. Gural, Mr. Dreby, Mr. O'Kane, Mrs. Elmes

Nays: None

V. Resolutions

A consent agenda vote was entertained by Mayor Scheffler, seconded by Mr. Dreby to accept the following Resolutions. At the call of the roll, the vote was:

Ayes: Chairwoman Locke, Vice Chairman Beck, Mayor Scheffler, Mr. Gural, Mr. Dreby, Mr. O'Kane, Mrs. Elmes

Nays: None

Resolution R-2012-01 Authorizing the appointment of Land Use Board Solicitor, Andrew Brewer of Maraziti, Falcon & Healey. Term expiring December 31, 2012.

Resolution R-2012-02 Authorizing the appointment of Land Use Board Engineer, Joe Hirsh of Environmental Resolutions, Inc. Term expiring December 31, 2012.

Resolution R-2012-03 Establishing Schedule for Regular Meetings and Designating Burlington County Times as the Official Newspaper of the Land Use Board.

Resolution R-2011-06 Authorizing the appointment of Land Use Board Secretary, Bridget Elmes. Term expiring December 31, 2012.

VI. Approval of work session meeting minutes from December 13, 2011

A motion was made by Mr. O'Kane, seconded by Mr. Gural to accept the work session meeting minutes with correction to the open public meetings act which was read by

Chairwoman Locke. At the call of the roll, the vote was:

Ayes: Chairwoman Locke, Mr. Gural, Mr. O'Kane, Mrs. Elmes

Nays: None

Abstain: Vice Chairman Beck, Mayor Scheffler and Mr. Dreby

VII. Approval of regular meeting minutes from December 13, 2011

A motion was made by Mr. O'Kane, seconded by Mr. Gural to accept the regular session meeting minutes with correction to the open public meetings act which was read by Chairwoman Locke. At the call of the roll, the vote was:

Ayes: Chairwoman Locke, Mr. Gural, Mr. O'Kane, Mrs. Elmes

Nays: None

Abstain: Vice Chairman Beck, Mayor Scheffler and Mr. Dreby

VIII. Approval of executive session meeting minutes from December 13, 2011

A motion was made by Mr. O'Kane, seconded by Mr. Gural to accept the work session meeting minutes with correction to name Mr. Gural seconding to close the Executive Session. At the call of the roll, the vote was:

Ayes: Chairwoman Locke, Mr. Gural, Mr. O'Kane, Mrs. Elmes

Nays: None

Abstain: Vice Chairman Beck, Mayor Scheffler and Mr. Dreby

IX. New Business

Professional Vouchers: Vouchers were not available for the meeting.

X. Committee Reports

A.D.H.O.C. Committee Report: No Report

Borough Council Update: Mayor Scheffler shared with the Board that Council held their Re-Organization meeting and temporary budgets are approved. Final budgets will be available in a few weeks upon receipt of the numbers from the State of New Jersey.

XI. Old Business

Resolution 2011-13; Tibor Kobolak-2007-10A Amended Site Plan Approval. Chairwoman Locke entertained a motion to accept the Application by Mr. Gural, seconded by Mr.

O'Kane. At the call of the roll, the vote was:

Ayes: Chairwoman Locke, Mr. Gural, Mr. O'Kane

Nayes: None

Abstain: Vice Chairman Beck, Mayor Scheffler and Mr. Dreby, Mrs. Elmes

Resolution 2011-13; Tibor Kobolak-2007-10A Amended Site Plan Memorialization.

Chairwoman Locke entertained a motion to Memorialize the Application based on the information supplied by Mr. Hirsh in which he stated that all required work has been completed. The motion was moved by Mr. Gural, seconded by Mr. O'Kane. At the call of the roll, the vote was:

Ayes: Chairwoman Locke, Mr. Gural, Mr. O'Kane

Nayes: None

Abstain: Vice Chairman Beck, Mayor Scheffler and Mr. Dreby, Mrs. Elmes

Resolution 2011-14; Tibor Kobolak 2007-10B Amended Resolution in Application 98-06 Memorialization.

Chairwoman Locke entertained a motion to memorialize the amended Resolution by Mr. Gural, seconded by Mr. O'Kane. At the call of the roll, the vote was:

Ayes: Chairwoman Locke, Mr. Gural, Mr. O'Kane

Nayes: None

Abstain: Vice Chairman Beck, Mayor Scheffler and Mr. Dreby, Mrs. Elmes

XII. Continued Oaths of Office

Mr. Andrew Brewer formally swore in Mr. Gural whose term expires December 31, 2012 and Mr. Dreby whose term expires December 31, 2015.

XIII. Consent Agenda

Chairwoman Locke entertained a motion for a consent agenda after Mr. Gural and Mr. Dreby were sworn in. The consent agenda is for all of the appointments and Resolutions 2012-01, 02, 03, and 06. The motion was made by Mr. Gural and seconded by Mayor Scheffler. At the call of the roll, the vote was:

Ayes: Chairwoman Locke, Mr. Gural, Mr. O'Kane, Vice Chairman Beck, Mayor Scheffler

and Mr. Dreby, Mrs. Elmes

Nayes: None

Chairwoman Locke entertained a motion for a consent agenda for Resolution 2011-13, motion for approval of application and Memorialization of Applications 2011-07A and 2011-07B. The motion was moved by Mr. Gural and seconded by Mayor Scheffler. At the call of the roll, the vote was:

Ayes: Chairwoman Locke, Mr. Gural, Mr. O’Kane

Nayes: None

Abstain: Vice Chairman Beck, Mayor Scheffler and Mr. Dreby, Mrs. Elmes

Chairwoman Locke entertained a motion to open the meeting to the public. Mr. O’Kane moved the motion, seconded by Mr. Beck. At the call of the roll, the vote was:

Ayes: Chairwoman Locke, Mr. Gural, Mr. O’Kane, Vice Chairman Beck, Mayor Scheffler and Mr. Dreby, Mrs. Elmes

Nayes: None

Mr. Dan Wilhelm addressed the Board seeking relief from a previous Resolution No. 2010-02. The Resolution limits the number of cars he can store on the lot to 15. His business, Star Cars is located on Route 73 N. Chairwoman Locke stated to Mr. Wilhelm that he will need to submit an application to the Board for a change to his previous application. Mr. Brewer confirmed Chairwoman Locke’s statement and stated that Mr. Wilhelm may speak his case but the Board cannot act until an application is submitted. Mr. Gural stated to Mr. Wilhelm that he accepted the number of cars on his application and the Board adopted it and changes cannot be made until a new application is submitted and accepted by the Board. Mr. Hirsh offered to help discuss options for Mr. Wilhelm after the meeting. Chairwoman Locke entertained a motion to close the public portion of the meeting. A motion was made by Mr. Beck and seconded by Mr. O’Kane to close the public portion of the meeting. All members present voted in favor of the motion.

Chairwoman Locke entertained a motion to adjourn the meeting at 7:55pm. A motion was made by Mr. Beck and seconded by Mr. O’Kane. All members present voted in favor of the motion.

Respectfully Submitted,

Bridget Elmes

Planning Board Secretary